

**SILVER RIDGE CONDOMINIUM  
BOARD OF DIRECTORS MEETING  
September 26, 2023**

**CALL TO ORDER:** President Greg Gummer called the meeting to order at 6:05 p.m. The following Board members were also in attendance: Michael Clisham, Edith Smith, and Bob Walton. Shalola Johnson and Brenda McCullough were not able to attend. Margaret Bell was present representing Brodie Management.

**Approval of Minutes:** The minutes from the May 23, 2023, Board Meeting were submitted for approval. **Bob Walton made a motion to approve the minutes as submitted and Mike Clisham seconded the motion. All in favor/none opposed. Motion carried.**

**PRESIDENT'S REPORT:** Greg Gummer submitted his report. Greg welcomed everyone to the meeting.

- Paul Coleianne resigned from the Board. Thanks for his years of service as Treasurer.
- The Board and Brodie Management continue to work on a resolution for the fire alarm sounders in the units. A wireless system is being investigated.
- Power washing and staining decks on the Perry Brook side on hold. Board to discuss further.
- Caulking on the common area windows was completed by Roger McGraw.
- David Parravano is sending a quote to replace a wood retaining wall with block as part of the waterproofing project at 3901 Hannon.

**TREASURER'S REPORT :** Margaret Bell submitted the Treasurer's report. TAs of the end of August 2023, the balances were:

- Cash Account was \$12,075
- Community: \$508,733
- Elevator Fund: \$190,111
- Total replacement Fund: \$698,845

**MANAGEMENT REPORT:** Margaret Bell submitted her monthly management report. Highlights follow:

**Fire Alarm Panel (3901 Darleigh):** A meeting has been scheduled with Jim Heaton (Techmark) on Tuesday, October 3<sup>rd</sup> (3901 Darleigh) to discuss the possibility of using wireless sounders. This would cost approximately \$200,000. This would be a huge savings from hardwiring. This would also reduce the number of sounders to one to two per unit.

**Building Renovation (Painting only):** On hold.

**Pet Waste Stations:** Pavers were installed at the pet waste station across from Wean Drive.

**Declaration/Bylaw Changes:** The Reconvened Meeting was adjourned on September 7<sup>th</sup>. I spoke to John Oliveri today. He received notification that the signed paperwork was received by the Court. Everything should be recorded by the 1<sup>st</sup> week in October. That means no more rentals for 48 months from the date of settlement.

**Sprinkler Replacement – Storage Rooms - SR:** Scheduled for October 9<sup>th</sup>. Residents with sprinkler heads in their storage lockers will need to remove all belongings in order for the contractor to replace the head.

**Roof Repairs:** Repairs on 3800- 3802 Meghan completed. An annual inspection of the roof will be done and repairs made to help prolong the life of the roof.

**Sprinkler Break (3800 Meghan):** All repairs completed. A request for supplemental funds has been forwarded to the insurance adjustor. The adjustor emailed me today to advise he is reviewing the documentation.

**Power Washing/Staining Decks (PB):** For further discussion by the Board.

**Exterior Painting:** Windows at 3802 Meghan painted, five panes of glass in the entrance doors/sidelights were replaced, building doors painted.

**Awning Replacement:** Four awnings are scheduled to be replaced due to tears or holes. The list was forwarded to Hoffman Awning for replacement. This will be a reserve fund expense.

**Carpet Cleaning:** HiTech Carpet will clean the lobbies only at 3905 Darleigh and 3907 Hannon.

**Lobby Flooring Replacement:** We received a quote from Phoenix Restoration to replace the carpet in the 1<sup>st</sup> floor lobbies of 3901 Darleigh and 3901 Hannon with Luxury Vinyl Planks. The cost is \$11,457.57. I am getting two other quotes from companies recommended by unit owners and other managers.

**Water Proofing:** Three buildings have waterproofing projects:

4104 Chardel, #C

3800-3802 Meghan (rear)

3901 Hannon, A and meter room. The new block retaining wall replaced the wood wall.

All reserve expenses.

**Annual Meeting:** The Annual Meeting will be held on Tuesday, November 28, 2023, 6:00 p.m. The Perry Hall Library has been reserved for the meeting. Call for Nominations was mailed on September 8, 2023. Nominations are due back on October 19, 2023. There are three open Board positions.

Open Forum: The following comments/questions were discussed:

- It was reported that the second-floor landing at 4102 Chardel has a large spot. Will this be considered when the lobby carpets are replaced? Board will discuss.
- In response to replacing the lobby carpet with Luxury Vinyl Flooring, a unit owner said she would prefer to have carpet instead of vinyl. The Board will discuss.
- The stair treads that were replaced in 3802 Meghan do not look good. They don't match the other stair treads. Margaret will discuss with Phoenix Restoration.
- Will the bushes that were removed in back of Meghan during the waterproofing be replaced? Margaret will get a quote to replace.
- Will security cameras be installed at the property? The Board is meeting with several companies to discuss options.
- What was the cost of the waterproofing at 3901 Hannon? The waterproofing and new retaining walls cost approximately \$48,000.
- Will there be an increase in the monthly assessment in 2024? Margaret and the Board are in the process of preparing the draft 2024 Operating Fund budget. The Board will need to make some hard decisions regarding increases.
- A new law was passed in Maryland requiring condominiums to comply with the Reserve Study funding. Condominiums have three years come into compliance. This will impact the 2024 budget.
- Thanks to Chris Abdulghani and Marge Lugenbeel with their help in getting proxies signed. This was helpful in getting the Leasing Amendment passed. Also, thanks to the Communications Committee for their help.

**ADJOURNMENT:** There being no further business, a motion was made by Michael Clisham and seconded by Bob Walton to adjourn the meeting. All in favor, none opposed. Motion carried. The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Maria Tracey